

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	BROOKS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	LUNAJH LLC				
Owner 2:					
Owner 3:					
Street 1:	52 WARREN ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	HOGAN JOSEPH III -		
Owner 2:	LU-HOGAN NA -		
Street 1:	52 WARREN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.14736	Total SF/SM:	6419	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	490.057	Spl Credit	Total:	490.100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6419.000	546,800	700	490,100	1,037,600
Total Card	0.147	546,800	700	490,100	1,037,600
Total Parcel	0.147	546,800	700	490,100	1,037,600
Source: Market Adj Cost	Total Value per SQ unit /Card:			393.89	/Parcel: 393.89

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	546,800	700	6,419.	490,100	1,037,600		Year end	12/23/2021
2021	104	FV	521,700	700	6,419.	490,100	1,012,500		Year End Roll	12/10/2020
2020	104	FV	522,000	700	6,419.	490,100	1,012,800	1,012,800	Year End Roll	12/18/2019
2019	104	FV	389,400	700	6,419.	520,700	910,800	910,800	Year End Roll	1/3/2019
2018	104	FV	366,000	700	6,419.	379,800	746,500	746,500	Year End Roll	12/20/2017
2017	104	FV	343,100	700	6,419.	330,800	674,600	674,600	Year End Roll	1/3/2017
2016	104	FV	343,100	700	6,419.	281,800	625,600	625,600	Year End	1/4/2016
2015	104	FV	305,400	700	6,419.	275,700	581,800	581,800	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

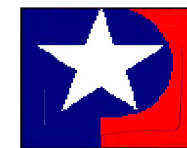
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2021	SQ Returned	MM	Mary M
3/24/2021	SQ Mailed	MM	Mary M
11/4/2017	MEAS&NOTICE	HS	Hanne S
6/17/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	345	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
10/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	4710
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

By	N
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## EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:	3	- Hardwood 25 %
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	5	- Steam
# Heat Sys:	2	
% Heated:	100	% AC: 100
Solar HW:	Yes	Central Vac: NO
% Com Wal		% Sprinkled

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1994	0.00	T	20	104						
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	104			700			700